

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
MARCH 19, 2014**

The following items are discussed in these minutes:

OREM JUNIOR HIGH SCHOOL REMODEL – APPROVED

SUN CANYON VILLAS – APPROVED

THE RESIDENCES AT UNIVERSITY PLACE - APPROVED

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Michael Walker, Planning Commission member; Clinton Spencer, GIS Planner; Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from March 5, 2014 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Moulton called the Planning Commission meeting to order and asked Ms. Jeffreys, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; and Loriann Merritt, Minutes Secretary

Those excused: Michael Walker, Planning Commission member; Clinton Spencer, GIS Planner; Steve Earl, Legal Counsel

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Wes Christensen / Alpine School District to approve the preliminary plat of **OREM JUNIOR HIGH SCHOOL REMODEL** at 765 North 600 West in the R7.5 zone.

Staff Presentation: Mr. Stroud said over the next five (5) years Orem Jr. High School will undergo a remodel process rebuilding the school to the south of the existing building. Other schools in Orem, such as Orem High School, have gone through a similar rebuilding process. The first phase of the rebuild is to replace and rebuild the existing gymnasium. The project is scheduled to be completed by Spring 2015. Grading on the site has already begun for the proposed addition.

“Planning Commission minutes for March 19, 2014”

The proposed building consists of 25,125 square feet and includes a new gymnasium, locker rooms, and three (3) new classrooms. It will be 30 feet high and be finished with colored brick including window and door openings.



The parking standard for the school is two (2) parking stalls per teaching station. Currently there are 256 stalls provided (enough for 128 classrooms). In the existing building there are 46 classrooms and the proposed addition will add another three (3) for a total of 49 classrooms. No parking stalls are being removed with the addition of the proposed gym.

All fencing on site will remain; no changes are planned for the addition.

Grass will be planted in place of the demolished gym; no other changes are being made to the site.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Ms. Buxton said she has had kids who attended Orem Junior High School and she is glad it is getting an upgrade.

Chair Moulton invited the applicants to come forward. Wes Christensen, KMA Architects, Chuck Pierce, Alpine School District introduced themselves.

Mr. Christensen said the project will go through 2015.

Mr. Pierce said he is also excited to have this upgrade.

Chair Moulton asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Buxton said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the site plan for Orem Junior High School remodel at 765 North 600 West. Mr. Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Craig Peay to approve the site plan of **SUN CANYON VILLAS** at 464 South State Street in the PD-40 zone.

Staff Presentation: The PD-40 zone was recently approved by the City Council and permits commercial units as well as residential units. A majority of the property is vacant with the remainder used as storage. The previous C2 zone did not permit residential uses.

The applicant has submitted a proposed site plan to locate 84 residential units and four commercial units. The commercial units will only be accessible from State Street by the general public.

Development Standards

- Three residential building will be constructed; each with 24 units.
- A fourth building will constructed with main floor retail and two stories (12 units) of residential uses.
- Each building will be 43 feet high and meets the architectural style as approved and shown in Appendix II.



“Planning Commission minutes for March 19, 2014”

- Setbacks shall be ten or twenty feet depending on if the buildings are located in Area A or Area B.
- Density is proposed at 23.2 units per acre whereas 24 units is the maximum allowed.
- Each unit is required 2.25 stalls with one being covered. Commercial uses are required 1/250 square feet of area. The proposal contains 230 parking stalls with 225 stalls required.
- Storage units are located onsite for use by the residents.
- The applicant will dedicate property on the final plat for a future turn lane eastbound to 400 North. This area will be landscaped until such time as the City constructs the turn lane.
- SimTek® fencing will be installed along the north and south property lines.

Recommendation: Based on compliance with the PD-40 standards, staff recommends the Planning Commission approve this request subject to engineering corrections being made prior to scheduling of the pre-construction meeting.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Whetten asked if the Mity-Lite fence will go up to 400 South. Mr. Stroud said the fence will be along the north boundary line and there will be a concrete curb wall along the road up to 400 South.

Chair Moulton invited the applicant to come forward. Craig Peay introduced himself.

Chair Moulton asked if the residents who live above the commercial building will have to park on State Street. Mr. Peay said there is parking behind the building and employees and the residents can park back there.

Mr. Whetten asked about signage for the retail building. Mr. Stroud said the signage will need to be along the front above the windows.

Ms. Buxton stated that the landscaping along Orem Boulevard will improve the area.

Mr. Peay said he did not want fencing along 400 South, because it will block the current business on the corner.

Ms. Larsen asked about the tot lot. Mr. Peay said it is gated for safety. They are very diligent about making sure it will be safe for the children. They intend on building a pavilion in the center area and making it a nice area for families.

Chair Moulton asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the site plan of Sun Canyon Villas with 84 residential units and four commercial units at 450 South State Street. Ms. Larsen seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.3** as follows:

AGENDA ITEM 3.3 is a request by Woodbury Corporation to approve the site plan of **THE RESIDENCES AT UNIVERSITY PLACE** at 761 East 1000 South in the PD-34 zone.

Staff Presentation: The PD-34 zone was recently approved by the City Council and provides a mechanism to redevelop property owned by Woodbury Corporation into residential uses. Prior to approval of the PD-34 zone, residential uses were not permitted on the University Mall property which is owned by the applicant.

“Planning Commission minutes for March 19, 2014”

The applicant has submitted a proposed site plan to locate four residential buildings on the property just north of the theaters. The existing buildings onsite will be removed and four multi-unit buildings developed. The construction will take place in phases with Buildings A and B as the first phase.

The applicant is in the process of approval to purchase two parcels from the City; one measuring 761 square feet and the other measuring 839 square feet. These two parcels are located adjacent to 800 East and are needed to meet the building code setback to property line and not the setback to the street curb line. The setback to the curb line is in compliance.

A neighborhood meeting was held on January 24, 2014, at the University Mall with several people in attendance. No major concerns were voiced but questions were asked concerning density, balconies, access, and landscaping.



Development Standards

- Buildings A and D will be 53' 9" and Buildings B and C will be 43' 9". The Code limits buildings along 800 East to maximum height of 45 feet. Elevations comply with the approved concept drawings as contained in Appendix BB.
- The setback adjacent to 800 East between 900 South and 1000 South shall be at least 40 feet as measured from the back of the curb.
- All areas not covered by building or parking shall be landscaped. The entryway at 1000 South will have street trees and a landscaped median.
- The four buildings contain 461 units and will be studio units up to three-bedroom units.
- Parking is required at 1.49 stalls per unit. This requires 681 stalls and 717 stalls have been provided with 534 of those stalls located at grade under the four buildings. The remaining 183 stalls are located between the buildings.
- Amenities for the residents include covered bike storage, a pool, hot tubs, barbecue areas, fire pits, and a fitness center.

RECOMMENDATION: Based on compliance with the PD-34 standards, staff recommends the Planning Commission approve this request with the following conditions:

1. That approval is subject to the acquisition of property along 800 East (a total of 1600 square feet); and
2. That engineering corrections will be made prior to the scheduling of a pre-construction meeting.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Chair Moulton invited the applicants to come forward. Kris Longson, Curt Harman, Cathy Olsen and Ernie Willmore introduced themselves.

Mr. Longson said the buildings are brick, stucco and hardiboard. There will be a clubhouse in the courtyard at Building A and it will be on ground level. The other courtyards will be on top of the podium parking level.

Chair Moulton said the City had vacated 900 South. He asked if it will be repaved and be relocated. Mr. Longson indicated it will not move with this plan, but become a private street.

Mr. Whetten noted that the parking requirement is 681 stalls and the applicant is providing 717 stalls. He asked why the applicant is not trying for more units to meet the stall count. Mr. Longson said this is a good balance. There are 534 covered stalls in the podium and the remaining stalls are on surface. Mr. Whetten then asked if the extra spaces could be credited to other phases. Mr. Stroud said yes.

Ms. Larsen asked if parking will be by permit only or will it be open. Mr. Willmore said each resident will have an assigned stall underneath and the surface will be open to visitors. Mr. Harman said the podium

“Planning Commission minutes for March 19, 2014”

parking will be a closed access. Mr. Willmore added that the property will be managed by Alliance management team.

Mr. Iglesias expressed concerned about the balconies becoming storage areas. Mr. Longson said there will be bike lockers in the podium area and very strict regulations on what can be on the balconies.

Mr. Whetten asked if the courtyards will be cement with planters and is there a required percentage of green. Mr. Longson said there will be bbq's, hot tubs, and will be very nice for the residents.

Ms. Larsen asked if there will be connections between the buildings. Mr. Longson said they will be separated. Tenants will have to go to the parking surface and walk across the podium area to access the other buildings.

Mr. Whetten asked if there are any rooftop patios. Mr. Willmore said there are eight units that will have a private rooftop balcony.

Mr. Iglesias asked which building they will start with. Mr. Longson said they will start with Building A and then move to Building B. They will build as buildings are contracted out.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

Sam Evans, Orem, said he lived directly north of this development. He wondered if there would be a barrier between his home and the development. Mr. Longson said there would be landscaping, but no fencing. Chair Moulton said there is no requirement for fencing because the property is zoned C2.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Ms. Larsen asked if the islands on the south will be landscaped. Mr. Stroud said they will be landscaped, which will break up the asphalt and provide some traffic calming. Ms. Larsen then asked if the road will be put through as part of this phase. Mr. Longson said it will connect as the development goes through, for now it will remain as is.

Chair Moulton called for a motion on this item.

Planning Commission Action: Mr. Whetten said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to approve the site plan for The Residences at University Place with 461 units at 761 East 1000 South. Chair Moulton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton moved to approve the meeting minutes for March 5, 2014. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

ADJOURN

Chair Moulton called for a motion to adjourn. Ms. Buxton moved to adjourn. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

“Planning Commission minutes for March 19, 2014”

Adjourn: 5:14 p.m.

Jason Bench
Planning Commission Secretary

Approved: April 2, 2014